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INTRODUCING

# The Cromer

*Plot 26, Docking, Norfolk*

**SOWERBYS**

Land & New Homes Specialists



INTRODUCING

# The Cromer

Plot 26, 4 Deacon Way, Docking, PE31 8GJ

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Detached High Specification Home

Three Spacious Double Bedrooms

Village Location

Principal Bedroom with Dressing  
Area and En-suite

• South Facing Rear Garden

Only 4 Miles from the North Norfolk Coast

High Specification Finish Throughout

Garage and Off-Road Parking

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**SOWERBYS BURNHAM MARKET OFFICE**

01328 730340

[burnham@sowerbys.com](mailto:burnham@sowerbys.com)



## “The perfect balance of living, relaxing and entertaining space”

Plot 26 is one of just two of these house types to be built at 'Heartwood'. The property offers everything you could hope for in a three bedroom detached home, and more.

The spacious kitchen/dining/family room will truly be the heart of the home where bi-folding doors lead out to the patio and garden, filling the room with natural light. The high specification kitchen will be complete with shaker style units for a traditional touch, and will be complemented by timber flooring and Caesarstone worktops. You'll also find on the ground floor a separate living room that also leads out into the garden, a utility room, and a study to the front.

The three double bedrooms will be fitted with plush, cosy carpets, whilst the principal bedroom will have an enviable en-suite and dressing area. You'll also find a contemporary family bathroom with a bath, vanity panel, and feature mirror cabinet with LED lighting.

Outside, the front garden will feature beautiful landscaping, with the fabulous rear garden offering a paved patio and turf. A detached double garage and driveway complete the picture.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

# Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal

crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-serviced, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.



Note from Sowerbys



“Heartwood has created a lovely community within a peaceful village location.”

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### SERVICES CONNECTED

Mains water, electricity and drainage.

Underfloor heating to the ground floor via high quality air source heat pump.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

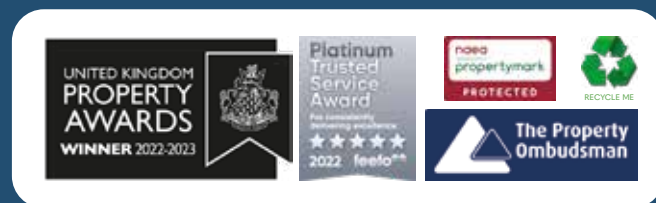
### TENURE

Freehold.

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